

02-0-1064

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-44
7-30-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **922-940 Memorial Drive, S.E.** be changed from the **I-2 (Heavy Industrial)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **13** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

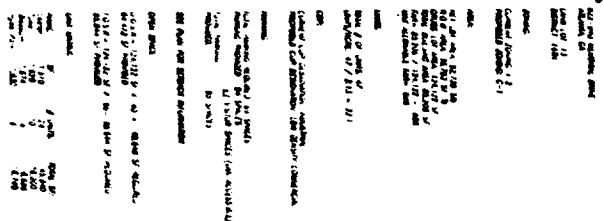
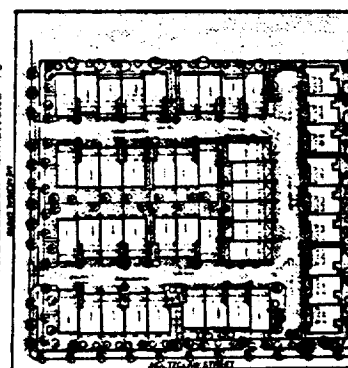
SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinance in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-02-44

1. Site Plan titled, "922-940 Memorial Drive," by Brock/Green Architects and Planners, dated 7/8/02, stamped as received by the Bureau of Planning on July 11, 2002.
2. ADA accessible parking shall be provided.
3. The applicant shall incorporate internal sidewalks or paths to promote pedestrian connectivity.
4. The applicant shall provide the following performance standards:
 - a. Provide transparency to townhomes fronting Memorial Drive through the use of windows at street level.
 - b. The awning shall extend across the façade.
 - c. Security fencing in the front yard. (Wire mesh with 2 inch square piping)
 - d. Entrances on Memorial Drive directly accessible to sidewalk.
 - e. Design threshold for entrances that tie-in with the façade.



AREA MAP

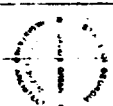


44-20-2

Atlanta, GA

NOT FOR CONSTRUCTION

A-1.1

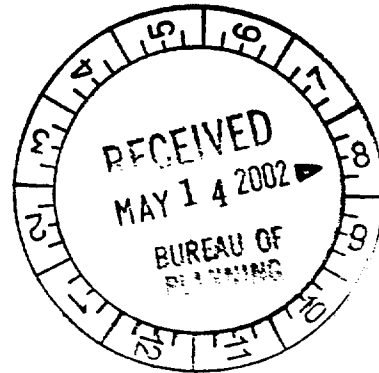


LEGAL DESCRIPTION FOR 922-940 MEMORIAL DRIVE

All that tract or parcel of land lying and being in Land Lot 13 of the 14th District of Dekalb County, Georgia, and more particularly described as follows:

Beginning at the northwest corner of Memorial Drive and Holtzclaw Street at an iron pin thence running north 88 degrees 45 minutes 27 seconds west a distance of 292.45 feet; thence running north 00 degrees 28 minutes 49 seconds east a distance of 318.50 feet; thence running south 88 degrees 54 minutes 24 seconds east a distance of 288.96 feet; thence running south 00 degrees 08 minutes 43 seconds east a distance of 319.32 feet to the point of beginning.

Said tract or parcel being known as 922-940 Memorial Drive using the present numbering system of the City of Atlanta.



7-02-44

